



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

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Application Referral

DATE SENT: April 30, 2015	ADMINISTRATIVE DECISION
COMMENTS DUE: May 14, 2015	TENTATIVE DATE: May 18, 2015
Site location: 11840 SE Beckman Ave	Review type: Type II
Applicant: Robert Sarkisian Ruta	File #(s): MLP-2015-001
Applicant phone: 503-380-0174	Application type(s): Minor Land Partition

TO:

- CD Director (cover sheet only)
- Engineering Dept. Brad Albert, Civil Engineer
- Building Official Police Chief
- Planning Director (cover sheet only) City Attorney
- City Manager PW Operations
- CFD#1: Mike Boumann and Matt Amos
- NDA Chair & LUC: Linwood
- NDA Liaison (cover sheet only) Pat DuVal (Linwood)
- Clackamas County: Kenneth Kent
- Metro: Meganne Steele
- ODOT: Seth Brumley
- TriMet: Heather Boll
- Other:

FROM:

Vera Kalias, Associate Planner, 503-786-7653
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Planning Department
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PROPOSAL:

ZONE: R-7

Divide the existing parcel into 3 new parcels. The proposal is for 2 flag lots in addition to a portion of the parent lot. All lots will have frontage on SE Beckman Ave. The 2 rear flag lots will have access via a shared driveway from SE Beckman Ave. The existing home is proposed to be demolished. All 3 parcels would be vacant developable parcels in the R7 zone.

Please comment on the following applicable code sections (if no comment, please respond in kind to kaliasv@milwaukieoregon.gov):

- MMC 19.301, Low Density Residential Zones
- MMC 19.504.8, Flag Lot Design and Development Standards
- MMC 19.700, Public Facility Improvements
- MMC 19.1005 Type II review
- MMC 17.12.040, Approval Criteria for Preliminary Plat
- MMC 17.20, Preliminary Plat
- MMC 17.28, Design Standards
- MMC 17.32, Improvements